

***NORTH AR-1 OF PASCO
COMMUNITY DEVELOPMENT DISTRICT***

***Advanced Meeting Package
Regular Meeting***

***Date/Time:
Tuesday, May 12, 2026
6:00 P.M.***

***Location:
Hilton Garden Inn
2155 Northpointe Pkwy
Lutz, Florida 33558***

Note: The Advanced Meeting Package is a working document and thus all materials are considered DRAFTS prior to presentation and Board acceptance, approval, or adoption.

North AR-1 of Pasco Community Development District

c/o Kai

2502 N. Rocky Point Dr. Suite 1000, Tampa, FL 33607

813-565-4663

Board of Supervisors
North AR-1 of Pasco Community Development District

Dear Supervisors:

A Meeting of the Board of Supervisors of the North AR-1 of Pasco Community Development District is scheduled for **Tuesday, May 12, 2026, at 6:00 P.M.** at the **Hilton Garden Inn, 2155 Northpointe Pkwy, Lutz, Florida 33558.**

The advanced copy of the agenda for the meeting is attached along with associated documentation for your review and consideration. Any additional support material will be distributed at the meeting.

The agenda items are for immediate business purposes and for the health and safety of the community. Staff will present any reports at the meeting. If you have any questions, please contact me. I look forward to seeing you there.

Sincerely,

David Wenck

David Wenck
District Manager
813-565-4663

CC: Attorney
Engineer
District Records

District: NORTH AR-1 OF PASCO COMMUNITY DEVELOPMENT DISTRICT

Date of Meeting: Tuesday, May 12, 2026

Time: 6:00 P.M.

Location: Hilton Garden Inn
2155 Northpointe Pkwy,
Lutz, Florida 33558

Supervisor	Position	
Michael Lawson	Chairman	
Doug Draper	Vice Chairman	
Lori Price	Assistant Secretary	
Christie Ray	Assistant Secretary	
Kelly Evans	Assistant Secretary	

TEAMS: [Join the meeting now](#)

Meeting ID: 275 581 254 573 2

Passcode: **gf3gA2br**

Dial in by phone: [+1 312-667-7136,935498101#](tel:+13126677136935498101)

Phone conference ID: 935 498 101#

Mute/Unmute: *6

Regular Meeting Agenda

For the full agenda packet, please contact northar-1cdd@hikai.com.

I. Call to Order / Roll Call

II. Audience Comments – (limited to 3 minutes per individual on agenda items)

III. Administrative Items

- A. Consideration/Approval of the March 10, 2026, Regular Meeting Minutes **Exhibit 1**
- B. Consideration/Acceptance of the Unaudited Financial Statements
 - 1. February 2026 **Exhibit 2**
 - 2. March 2026 **Exhibit 3**
- C. Ratification of Proposals
 - 1. Florida Commercial Care
 - i. Gate Valve Replacement (Banyan Breeze) - \$1,193.88 **Exhibit 4**
 - ii. Valve & Valve Box Replacement (Rye Cobia Dr) - \$971.01 **Exhibit 5**
 - iii. Palm Tree Replacement (Phase 2) - \$1,192.46 **Exhibit 6**
 - iv. Decoder Replacement (Banyan Breeze) - \$425.57 **Exhibit 7**
 - v. Valve Replacement (Medley) - \$612.67 **Exhibit 8**
 - vi. Valve Replacement (Station 9) - \$661.13 **Exhibit 9**
 - vii. Valve Replacement - \$687.91 **Exhibit 10**
 - 2. Gig Fiber – Amendment to Solar Lighting Service Agreement (Reduction of 19 Street Lights) **Exhibit 11**
 - 3. Prince & Sons

- i. Cypress Mulch (Lift Stations) - \$9,375.00 [Exhibit 12](#)
 - ii. Controller Replacement - \$817.90 [Exhibit 13](#)
 - iii. Plant Replacement (Gentle Rain) - \$3,670.00 [Exhibit 14](#)
 - iv. Plant Replacement (Skate Pump) - \$1,080.00 [Exhibit 15](#)
 - v. Plant Replacement (Wishing Cloud Entrance) - \$725.00 [Exhibit 16](#)
 - vi. Plant Replacement (Wishing Cloud) - \$5,390.00 [Exhibit 17](#)
 - vii. Palm Trimming (Wishing Cloud) - \$180.00 [Exhibit 18](#)
 - viii. Cypress Mulch (Gentle Rain) - \$2,800.00 [Exhibit 19](#)
 - ix. Plant Replacement (Grand Live Oak) - \$2,775.00 [Exhibit 20](#)
 - x. Plant Replacement (Pleasant View) - \$2,460.00 [Exhibit 21](#)
- D. Presentation of Number of Registered Voters (1,684) as of April 15, 2026 – Supervisor of Elections [Exhibit 22](#)

IV. Business Items

- A. Consideration/Adoption of Resolution 2026-07, Setting Landowners' Meeting for Election – Seat 5 [Exhibit 23](#)

V. Vendor & Staff Updates

- A. District Engineer
- B. District Counsel
- C. Field Service Manager
 - 1. Prince & Sons – April 2026 Landscape Maintenance Report [Exhibit 24](#)
 - 2. Florida Commercial Care – Landscape Inspection Reports
 - a. Phase 1 [Exhibit 25](#)
 - b. Phase 2 [Exhibit 26](#)
 - c. Phase 5 [Exhibit 27](#)
 - 3. Steadfast – May 2026 Waterway Treatment Report [Exhibit 28](#)
 - 4. Safety Culture Report conducted on April 28, 2026 [Exhibit 29](#)
 - 5. Task List as of April 2026 [Exhibit 30](#)
- D. District Manager

VI. Audience Comments – New Business – (limited to 3 minutes per individual)

VII. Supervisor Requests

VIII. Adjournment